CENTRAL BENCH PLANNING AREA

COMMUNITY ACTIVITY CENTER
1. Franklin and Orchard
2. Overland and Orchard
3. Overland and Vista
4. Tank Farm

NEIGHBORHOOD ACTIVITY CENTER
5. Emerald and Orchard
6. Overland and Empire Way
7. Vista and Targee
Franklin & Orchard
COMMUNITY ACTIVITY CENTER

QUICK FACTS

- PLANNING AREA: Central Bench
- PARCELS: 1,368
- ACRES: 447
- TAXABLE VALUE: $343,844,200
- TAXABLE VALUE PER ACRE: $768,741
- VACANT ACRES: 29
- % VACANT: 6.50%

COMMUNITY DESTINATIONS

- POPULATION: 4,062
- MEDIAN AGE: 35.6
- MEDIAN HOUSEHOLD INCOME: $41,111
- BUSINESSES: 245
- JOBS: 2,123
- HOUSING UNITS: 2,074
- OWNER OCCUPIED: 41.9%
- RENTER OCCUPIED: 51.8%
- VACANT: 6.3%
- AVERAGE HOUSING UNITS PER ACRE: 4.1
- MEDIAN HOME VALUE: $171,892
- AVERAGE HOUSEHOLD SIZE: 2.06

COMMUTE TRIPS

- DRIVE ALONE: 90%
- CARPOOL: 2.7%
- PUBLIC TRANSIT: 0.9%
- WALK: 1.2%
- BICYCLE: 3%
- TAXI / MOTORCYCLE / OTHER: 0.5%
- WORK FROM HOME: 1.6%

ZONING & LAND USE DESIGNATIONS

- ZONING
  - R-1C: 45.6%
  - M-1: 14.0%
  - R-2: 14.0%
  - C-2: 11.0%
  - R-3: 5.3%
  - L-O: 4.6%
  - A-1: 4.3%
  - C-1: 1.2%

- LAND USE
  - Compact: 58.2%
  - Mixed Use: 28.8%
  - Industrial: 10.1%
  - Parks/Open Space: 1.3%
  - High Density: 0.8%
  - Commercial: 0.7%
  - Office: 0.2%

See Map Legend on Page 11.
**Overland & Orchard**  
**COMMUNITY ACTIVITY CENTER**

### Quick Facts

- **Planning Area:** Central Bench
- **Parcels:** 1,168
- **Acres:** 475
- **Taxable Value:** $326,154,600
- **Taxable Value Per Acre:** $686,278
- **Vacant Acres:** 18
- **% Vacant:** 3.70%

### Community Destinations

- **Population:** 3,322
- **Median Age:** 36.5
- **Median Household Income:** $39,838
- **Businesses:** 211
- **Jobs:** 1,619

### Transportation

- **Commute Trips**
  - *Drive Alone:* 75.4%
  - *Carpool:* 8.2%
  - *Public Transit:* 0.9%
  - *Walk:* 7.2%
  - *Bicycle:* 0.6%
  - *Taxi/Motorcycle/Other:* 1.5%
  - *Work From Home:* 6.2%

- **Autos Per Household:** 1.4
- **Served by Transit Routes:** R6 Orchard, R29 Overland
- **Existing Bicycle Infrastructure:** Kootenai & Phillippi Neighborhood Bike Routes

### Zoning & Land Use Designations

- **Zoning**
  - R-1C: 27.3%
  - A-1: 21.2%
  - R-1B: 18.3%
  - R-2: 15.2%
  - C-2: 13.8%
  - L-O: 3.1%
  - R-3: 0.7%
  - R-1M: 0.4%
- **Land Use**
  - Suburban: 36.7%
  - Compact: 24.2%
  - Commercial: 18.2%
  - Parks/Open Space: 15.6%
  - Mixed Use: 3.0%
  - School: 1.4%
  - High Density: 0.8%
**Overland & Vista**  
COMMUNITY ACTIVITY CENTER

### Quick Facts

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Central Bench</th>
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<tbody>
<tr>
<td>Parcels</td>
<td>1,718</td>
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<tr>
<td>Acres</td>
<td>401</td>
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<tr>
<td>Taxable Value</td>
<td>$372,450,500</td>
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<tr>
<td>Taxable Value Per Acre</td>
<td>$928,682</td>
</tr>
<tr>
<td>Vacant Acres</td>
<td>10</td>
</tr>
<tr>
<td>% Vacant</td>
<td>2.40%</td>
</tr>
</tbody>
</table>

**Population**

- **3,741**

**Median Age**

- **34.8**

**Median Household Income**

- **$48,763**

**Businesses**

- **245**

**Jobs**

- **2,099**

**Housing Units**

- **1,837**

**Average Household Size**

- **2.21**

**Housing Units Per Acre**

- **3.7**

**Median Home Value**

- **$185,092**

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### Community Destinations

- **Community Activity Center**
- **Overland & Vista**
- **Whitney Elementary School**

### Transportation

#### Commute Trips

- **Drive Alone**: 76.7%
- **Carpool**: 13.2%
- **Public Transit**: 1.9%
- **Walk**: 1.2%
- **Bicycle**: 3.6%
- **Taxi / Motorcycle / Other**: 1%
- **Work from Home**: 2.5%

#### Autos per Household

- **1.7**

#### Served by Transit Routes

- R3 Vista
- R29 Overland

#### Existing Bicycle Infrastructure

- Federal Way Multi-Use Path
- Kootenai Neighborhood Bike Route
- Kootenai Street Bike Lane

### Zoning & Land Use Designations

#### Zoning

- **R-1C**: 68.6%
- **C-2**: 11.0%
- **A-1**: 5.6%
- **L-O**: 5.7%
- **R-3**: 4.8%
- **R-2**: 4.1%

#### Land Use

- **Compact**: 71.4%
- **Mixed Use**: 24.9%
- **Office**: 2.3%
- **High Density**: 1.0%
- **School**: 0.3%
- **Parks/Open Space**: 0.1%

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See Map Legend on Page 11.
**Quick Facts**

- **Planning Area**: Central Bench
- **Parcels**: 827
- **Acres**: 480
- **Taxable Value**: $304,054,500
- **Taxable Value Per Acre**: $633,862
- **Vacant Acres**: 72
- **% Vacant**: 15.10%

**Population**: 2,162

**Median Age**: 29.7

**Median Household Income**: $30,098

**Businesses**: 343

**Jobs**: 8,195

**Housing Units**: 1,084

- **25.6%**: Owner Occupied
- **62.7%**: Renter Occupied
- **11.7%**: Vacant

**Average Household Size**: 1.84

**Housing Units Per Acre**: 2.2

**Median Home Value**: $157,143

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**Transportation**

**Commuting**:
- **Drive Alone**: 80%
- **Carpool**: 8.3%
- **Public Transit**: 4.5%
- **Walk**: 4.5%
- **Bicycle**: 2.5%
- **Taxi/Motorcycle/Other**: 1.5%
- **Work from Home**: 3.2%

**Autos Per Household**: 1.4

**Served by Transit Routes**: R5 Emerald, R41 Happy Day TC / Boise State

**Existing Bicycle Infrastructure**: Emerald Street & Curtis Road Bike Lanes, Phillippi Neighborhood Bike Route

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**Zoning & Land Use Designations**

**Zoning**:
- M-1: 35.8%
- R-2: 16.9%
- L-O: 11.1%
- C-2: 9.7%
- R-1C: 9.0%
- H5: 8.7%
- R-3: 4.2%
- M-2: 1.8%
- C-3: 1.3%
- C-1: 1.2%
- M-1: 0.3%

**Land Use**:
- Industrial: 35.1%
- Mixed Use: 21.9%
- Compact: 18.6%
- Public/Quasi-Public: 15.5%
- Suburban: 4.3%
- High Density: 2.5%
- Parks/Open Space: 2.0%
Emerald and Orchard
NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Central Bench</th>
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<tbody>
<tr>
<td>Parcels</td>
<td>352</td>
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<tr>
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<tr>
<td>% Vacant</td>
<td>1.40%</td>
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Population: 739
Median Age: 35.9
Median Household Income: $43,093
Businesses: 124

MEDIAN AGE 35.9
JOBS 1,310

MEDIAN HOUSEHOLD INCOME $43,093
HOUSING UNITS 366
AVERAGE HOUSEHOLD SIZE 2.05
HOUSING UNITS PER ACRE 2.9
MEDIAN HOME VALUE $179,583

COMMUNITY DESTINATIONS

TRANSPORTATION

COMMUTE TRIPS

- Drive Alone: 82.1%
- Carpool: 3.8%
- Public Transit: 0.5%
- Walk: 3%
- Bicycle: 4.8%
- Taxi / Motorcycle / Other: 1.5%
- Work From Home: 4.3%

AUTOS PER HOUSEHOLD 1.6
SERVED BY TRANSIT ROUTES
- R5 Emerald
- R6 Orchard
- R41 Happy Day TC
EXISTING BICYCLE INFRASTRUCTURE
Emerald Street Bike Lanes

See Map Legend on Page 11.

COMMUTE TRIPS

- Drive Alone: 82.1%
- Carpool: 3.8%
- Public Transit: 0.5%
- Walk: 3%
- Bicycle: 4.8%
- Taxi / Motorcycle / Other: 1.5%
- Work From Home: 4.3%

ZONING & LAND USE DESIGNATIONS

ZONING

- R-1C: 40.2%
- C-2: 34.8%
- M-1: 19.2%
- R-2: 5.8%

LAND USE

- Mixed Use: 66.3%
- Compact: 18.7%
- Industrial: 14.9%
- Office: 2.2%
Overland and Empire Way
NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

<table>
<thead>
<tr>
<th>PLANING AREA</th>
<th>Central Bench</th>
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<td>PARCELS</td>
<td>419</td>
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<td>ACRES</td>
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<td>% VACANT</td>
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POPULATION

749

MEDIAN AGE

39.3

MEDIAN HOUSEHOLD INCOME

$43,364

BUSINESSES

53

JOBS

383

QUICK FACTS

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<th>HOUSING UNITS</th>
<th>320</th>
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<td>OWNER OCCUPIED</td>
<td>65%</td>
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<td>RENTER OCCUPIED</td>
<td>30.3%</td>
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<td>VACANT</td>
<td>4.7%</td>
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AVERAGE HOUSEHOLD SIZE

2.46

HOUSING UNITS PER ACRE

2.5

MEDIAN HOME VALUE

$179,667

COMMUNITY DESTINATIONS

COMMUTE TRIPS

- DRIVE ALONE: 73.1%
- CARPOOL: 12.4%
- PUBLIC TRANSIT: 0.7%
- WALK: 1.7%
- BICYCLE: 2.1%
- TAXI / MOTORCYCLE / OTHER: 7.5%
- WORK FROM HOME: 2.4%

SERVED BY TRANSIT ROUTES

R29 Overland

EXISTING BICYCLE INFRASTRUCTURE

N/A

ZONING & LAND USE DESIGNATIONS

ZONING

- R-1C: 62.6%
- C-2: 21.7%
- A-1: 9.3%
- L-O: 4.3%
- C-1: 2.2%

LAND USE

- Suburban: 66.9%
- Commercial: 22.6%
- School: 10.5%

See Map Legend on Page 11.
Vista and Targee
NEIGHBORHOOD ACTIVITY CENTER

QUICK FACTS

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<td>% Vacant</td>
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COMMUNITY DESTINATIONS

0.25 mile radius

See Map Legend on Page 11.

POPULATION
1,709

Median Age
32.8

Median Household Income
$39,151

Businesses
47

HOUSING UNITS
835

36.9% Owner Occupied
54.5% Renter Occupied
8.6% Vacant

AVERAGE HOUSEHOLD SIZE
2.24

HOUSING UNITS PER ACRE
6.6

MEDIAN HOME VALUE
$163,851

TRANSPORTATION

Commute Trips

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<th>Mode</th>
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<td>Walk</td>
<td>0.3%</td>
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<tr>
<td>Bicycle</td>
<td>3.5%</td>
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<tr>
<td>Taxi / Motorcycle/ Other</td>
<td>0.9%</td>
</tr>
<tr>
<td>Work from Home</td>
<td>1.6%</td>
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Autos per Household
1.7

Served by Transit Routes
R3 Vista
R4 Roosevelt

Existing Bicycle Infrastructure
N/A

ZONING & LAND USE DESIGNATIONS

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>R-1C</td>
<td>58.6%</td>
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<tr>
<td>C-2</td>
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<td>R-3</td>
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<td>7.9%</td>
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<td>0.8%</td>
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<tr>
<td>L-O</td>
<td>0.6%</td>
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Land Use

<table>
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<tr>
<th>Land Use</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Compact</td>
<td>59.7%</td>
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<tr>
<td>Mixed Use</td>
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<tr>
<td>High Density</td>
<td>11.1%</td>
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<tr>
<td>School</td>
<td>7.4%</td>
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